

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
May 20, 2015**

Members Present: Chair Paul Cunningham, Mark Angres, John Laughton, Jagdish Pathela, Fernando Sepulveda

Member(s) Absent: Natasha Jackson

Staff Present: Kelly O'Brien, Planner; Jason Sutphin, Division Chief

Meeting began at 7:00 pm

1. Discussion and Adoption of the Agenda.

MR. ANGRES MOVED TO REVISE THE AGENDA TO STRIKE ITEM 3 AND ADOPT THE AGENDA AS AMENDED; SECONDED BY MR. PATHELA, WHICH CARRIED UNANIMOUSLY 5-0 BY VOICE VOTE.

2. Presentations by the public on any item not calling for a public hearing. None

3. Consideration of the request of Lynne Strobel, representative for the applicant Seventeenth Carr – Layton Hall, for renewal of approval for 360 multifamily dwellings in 7 buildings located in the Old Town Historic Transition District at 10320 – 10340 Layton Hall Drive, BAR-15050058.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- What is the status of the project?
- Is the project phased?
- What is the timeline now?
- Any changes to materials?
- Just want renewal of approval?
- What has to be done to trigger compliance and start of project?

The applicant's representative Tom Davis testified:

- Continue to finalize financing. Need approvals in place to qualify.
- Project doesn't phase well.
- Don't have a timeline now.
- No changes to materials.

MEMBER ANGRES MOTIONED IN THE REQUEST OF LYNNE STROBEL, REPRESENTATIVE FOR THE APPLICANT SEVENTEENTH CARR – LAYTON HALL, FOR RENEWAL OF APPROVAL FOR 360 MULTIFAMILY DWELLINGS IN 7 BUILDINGS LOCATED IN THE OLD TOWN HISTORIC TRANSITION DISTRICT AT 10320 – 10340 LAYTON HALL DRIVE, BAR-15050058, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples previously approved by the Board and staff.
2. The extension of the approval shall expire one year from the date of the meeting which approval was granted.

SECONDED BY MEMBER PATHELA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

4. Consideration of the request of John Sweet, representative for the applicant Monro Service Corp, for approval of façade changes to a single story building located at 9566 Lee Highway, BAR-15040008.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Any new materials being added or just painting existing panels?
- Final design is good, glad it was developed further with staff.
- What is the life span of the paint? (answer 20 years)
- Any need to address the base of the building in the future?
- Doors in need of repair or replacement?

The applicant's representative John Sweet testified:

- Paint proposed for metal panels is the same used in oil refineries, very durable.
- Sign on building will be metal plates, non-illuminated
- Base of the building and doors are in good condition, no need for changes.
- Paint scheme will be continued all the way around the building.

MEMBER ANGRES MOTIONED IN THE REQUEST OF JOHN SWEET, REPRESENTATIVE FOR THE APPLICANT MONRO SERVICE CORP, FOR APPROVAL OF FAÇADE CHANGES TO A SINGLE STORY BUILDING LOCATED AT 9566 LEE HIGHWAY, BAR-15040008, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall secure all required building and sign permits.

SECONDED BY MEMBER LAUGHTON WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

5. Consideration of the request of Arthur Foster, representative for the applicant North Street Associates, for an update to the approved master sign plan for the building located at 3975 University Drive, BAR-15020057.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Why limit signage to two floors?
- Why no logo or name of owners on building?
- How are signs reviewed?
- How do these changes affect current tenant signage?
- Why allow this new tenant to add color when all others are white?
- Do they have to pay more rent to get sign on the building?
- Who is responsible for maintenance of signs?

The applicant's representative Arthur Foster testified:

- Don't need to put Foster name on the building.
- Not trying to put signs on building for every tenant, just the larger ones.
- Signs on the first floor are not easily seen from the road.
- In 30 years the building has only had four signs up. Not planning to change that dramatically.
- Invincea wants to brand corporate headquarters. It is not a retail tenant.
- No change in rent to have sign on building. Tenant pays for sign permit.
- Tenant is responsible for upkeep of signs but building management keeps up on them.

MEMBER PATHELA MOTIONED IN THE REQUEST OF ARTHUR FOSTER, REPRESENTATIVE FOR THE APPLICANT NORTH STREET ASSOCIATES, FOR AN UPDATE TO THE APPROVED MASTER SIGN PLAN FOR THE BUILDING LOCATED AT 3975 UNIVERSITY DRIVE, BAR-15020057, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall secure all required building and sign permits.

SECONDED BY MEMBER SEPULVEDA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

6. Consideration of the request of John MacPherson, representative for the applicant The Lamb Center, for approval of the construction of a two story building located at 3168 Campbell Drive, BAR-15040095.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- What material is the canopy in the front?
- Any lighting on the spire?
- What attention has been given to the south elevation visible above adjoining buildings?
- Concern about the space in between proposed building and existing buildings.
- What color will the other walls be painted?
- Would like to see fence along north and west property line to stop people from trying to cut through to other properties.
- Concern about what the rear and side walls would look like if adjacent properties get redeveloped.
- Like the illustrative but also don't have an issue with the stone samples provided.
- Agree mock up board should be required prior to installation of final materials.

The applicant's representative Charles Henry testified:

- Staff recommended placing the building against the property line and also necessary to get adequate parking on site.
- Rear and side wall will be painted to match the limestone block.
- No lighting is proposed on the spire.
- May come back to staff with a stone sample that looks closer to what is depicted in the illustrative.

One member of the public, Mary Peterson, spoke in support of the project.

MEMBER ANGRES MOTIONED IN THE REQUEST OF JOHN MACPHERSON, REPRESENTATIVE FOR THE APPLICANT THE LAMB CENTER, FOR APPROVAL OF THE CONSTRUCTION OF A TWO STORY BUILDING LOCATED AT 3168 CAMPBELL DRIVE, BAR-15040095, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. Any proposed mechanical equipment shall be screened from view from public right of way.
3. The applicant shall secure all required building and sign permits.
4. **A mock up board shall be built on site to be approved by staff prior to the installation of materials on the building.**
5. **At a future date, if the wall becomes visible, the CMU will be painted to match the front façade.**
6. **A fence shall be installed along the north and west property lines. The style of the fence to be determined by staff.**

SECONDED BY MEMBER PATHELA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

7. Information Session: Discussion of proposed development of 80 condominium units in two four-story buildings, referred to as The Enclave, within the existing Mantua Professional Center at 9438 to 9450 Silver King Court.

The Board had the following comments:

- How many units?
- Any consideration to having a plaza in between the buildings instead of parking and drive aisle?
- Concern about the parking ratio
- What type of window frames is proposed?
- What are the panels made of?
- Are the dark brown and gold areas brick?
- Why propose cementitious panels?
- Would like to see topography to determine what it would look like to surrounding buildings.

The applicant's representative testified:


- 40 units per building for 80 total
- Access to garage of south building and orientation of north building and proximity to street limits ability to leave space in between open for plaza.
- Also need area for deliveries and drop off
- Open space area provided between the north building and Pickett Road
- 128 parking spaces with 70 parking spaces under building, most projects completed at 1.3 parking spaces per unit, 1.6 proposed
- Vinyl windows proposed
- Brown and gold areas are proposed as brick or possibly stone.
- Cementitious panels give a more contemporary and neo-traditional look.
- Panels would be 4'x10' separated by metal joints and panels with battens.

8. Staff Report.

9. Board Comments.

10. Adjournment at 10:35 pm.

ATTEST:



Board of Architectural Review
Recording Secretary